



# *Land Transactions*

January 19<sup>th</sup> & 20<sup>th</sup>, 2018

# Acquisition Steps

Scoping  
and Need

Lands 20/20  
and  
Funding

Land Transaction

Integrating  
Ownership

# Acquisition Steps

Scoping  
and Need

Lands 20/20  
and  
Funding

Land  
Transaction

Integrating  
Ownership



# Land Transaction Stages

- Letter of Intent
- Appraisal/Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval
- Close

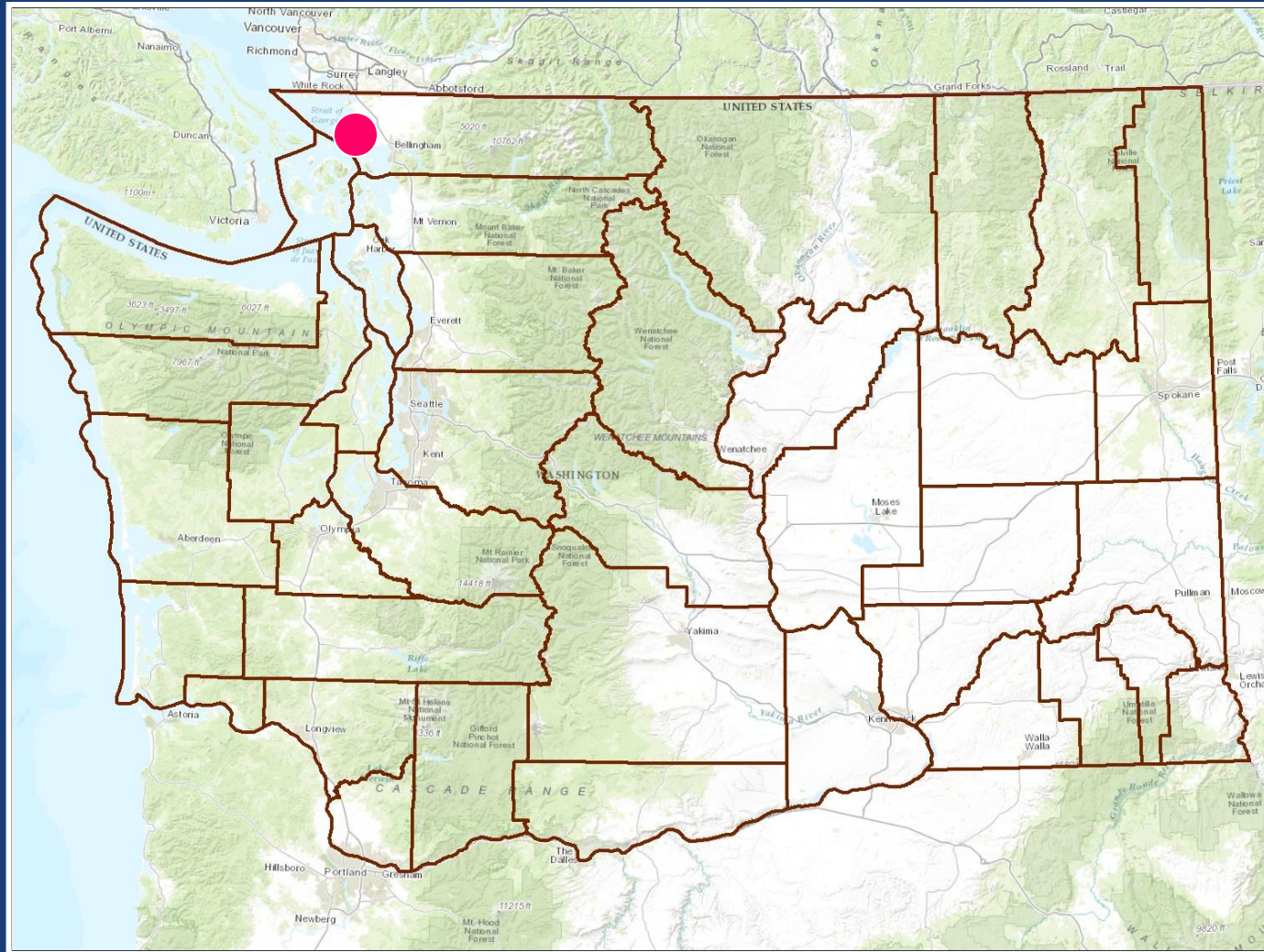
# Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
- Appraisal Standards
- Independent Fee Appraisers
- Appraisal Review

# Land Transaction Stages

- Letter of Intent
- Appraisal/Review
- Negotiations
- Purchase/Option Agreement
- Fish and Wildlife Commission Approval
- Close

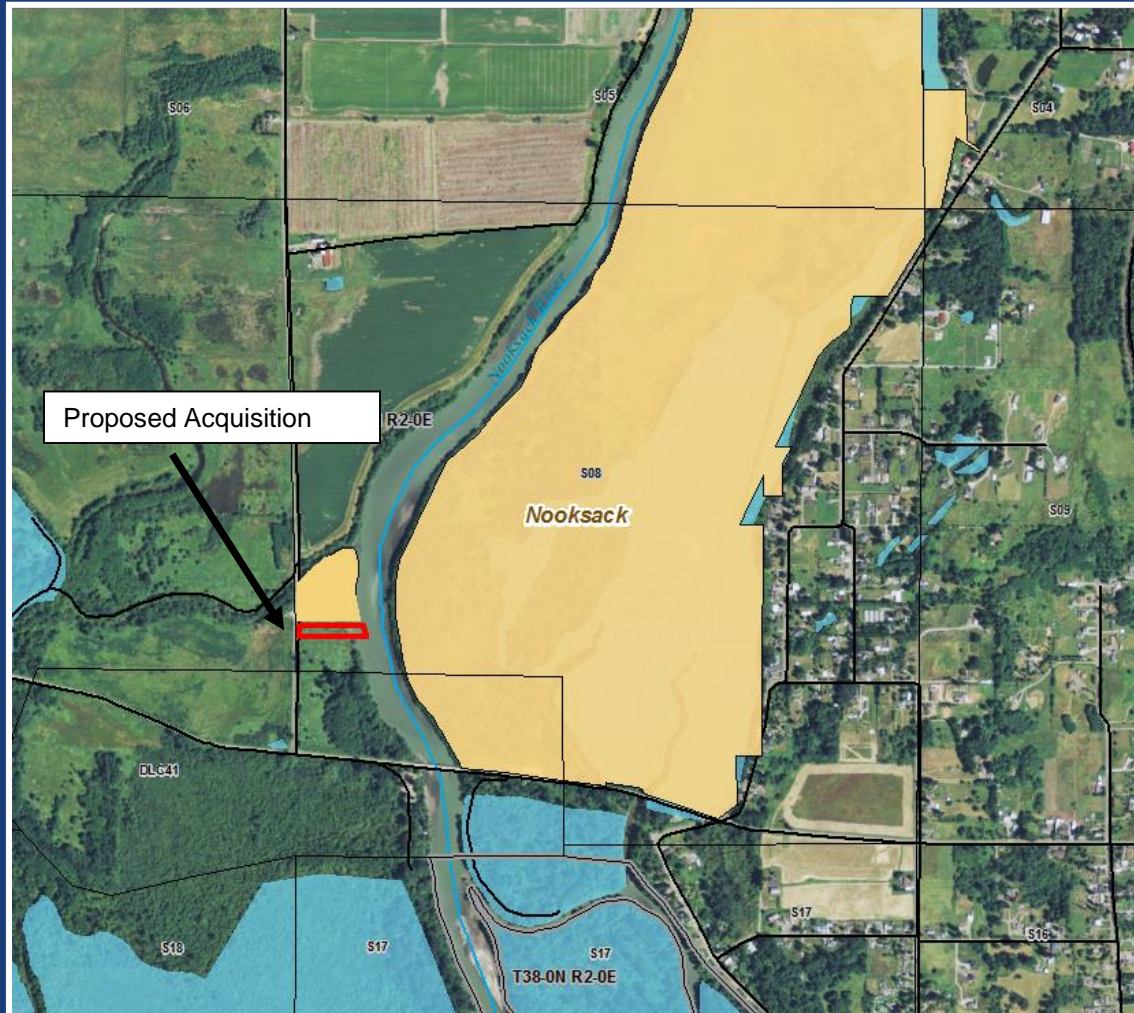
# Gervol Property, Lower Nooksack Whatcom County



1.3 (+/-)  
acres



# Gervol Property, Lower Nooksack Whatcom County

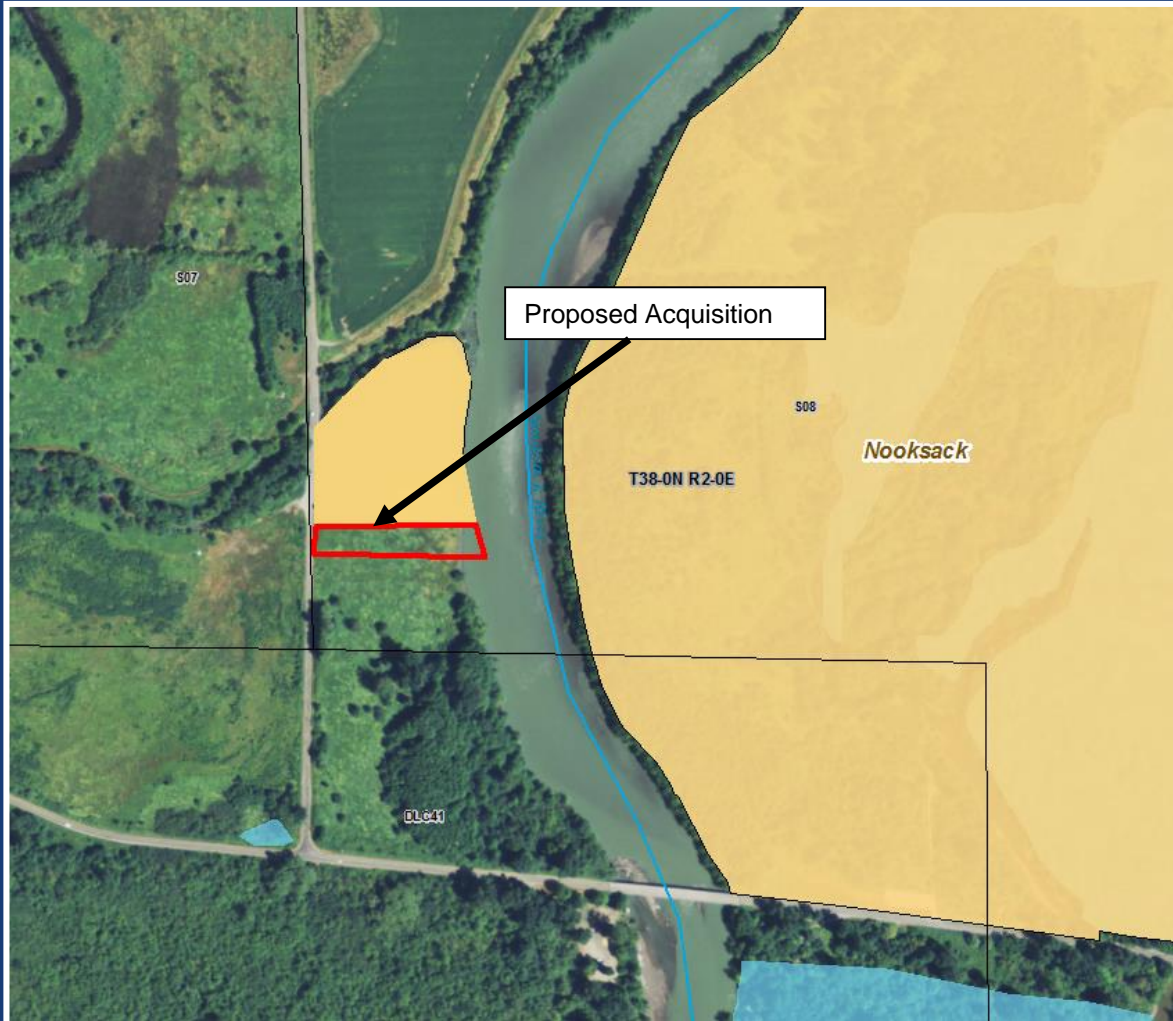


Appraised Value  
\$40,000

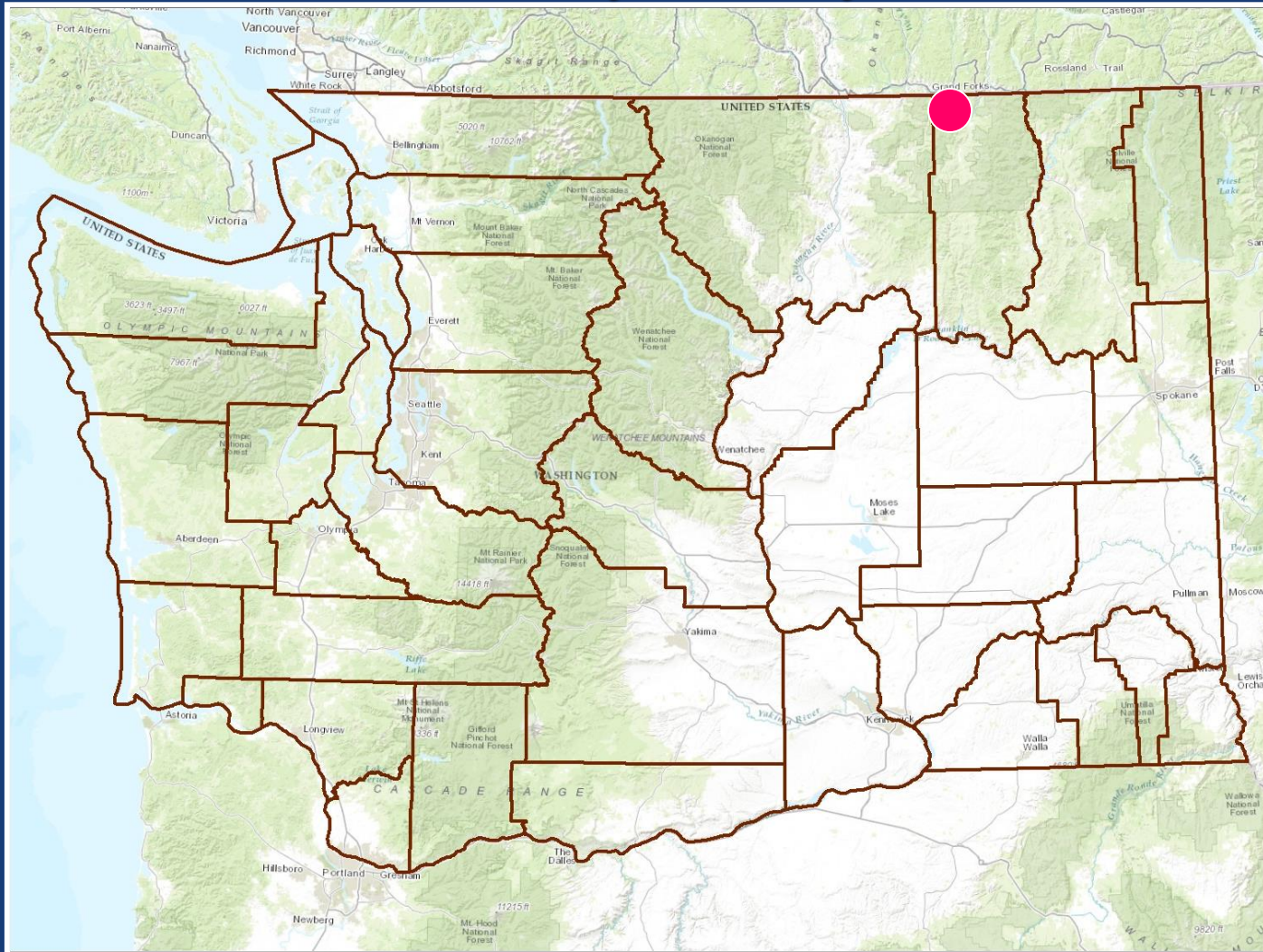




# Gervol Property, Lower Nooksack Whatcom County



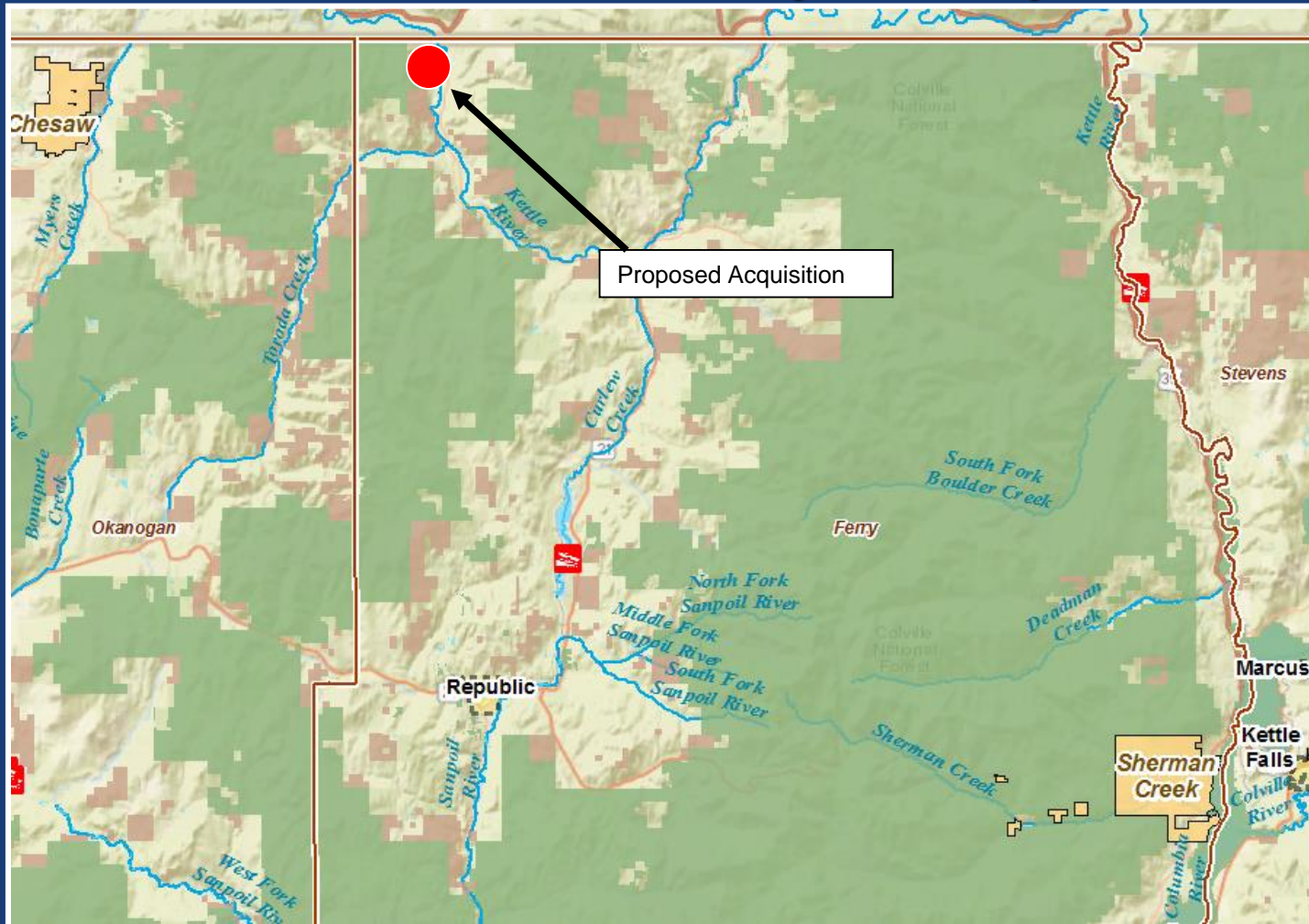
# Kettle River Access Property Ferry County



115 (+/-)  
acres



# Kettle River Access Property Ferry County



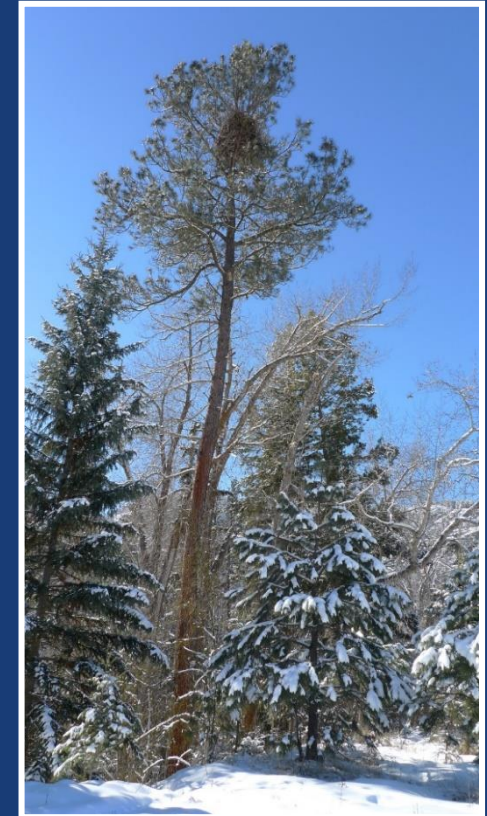
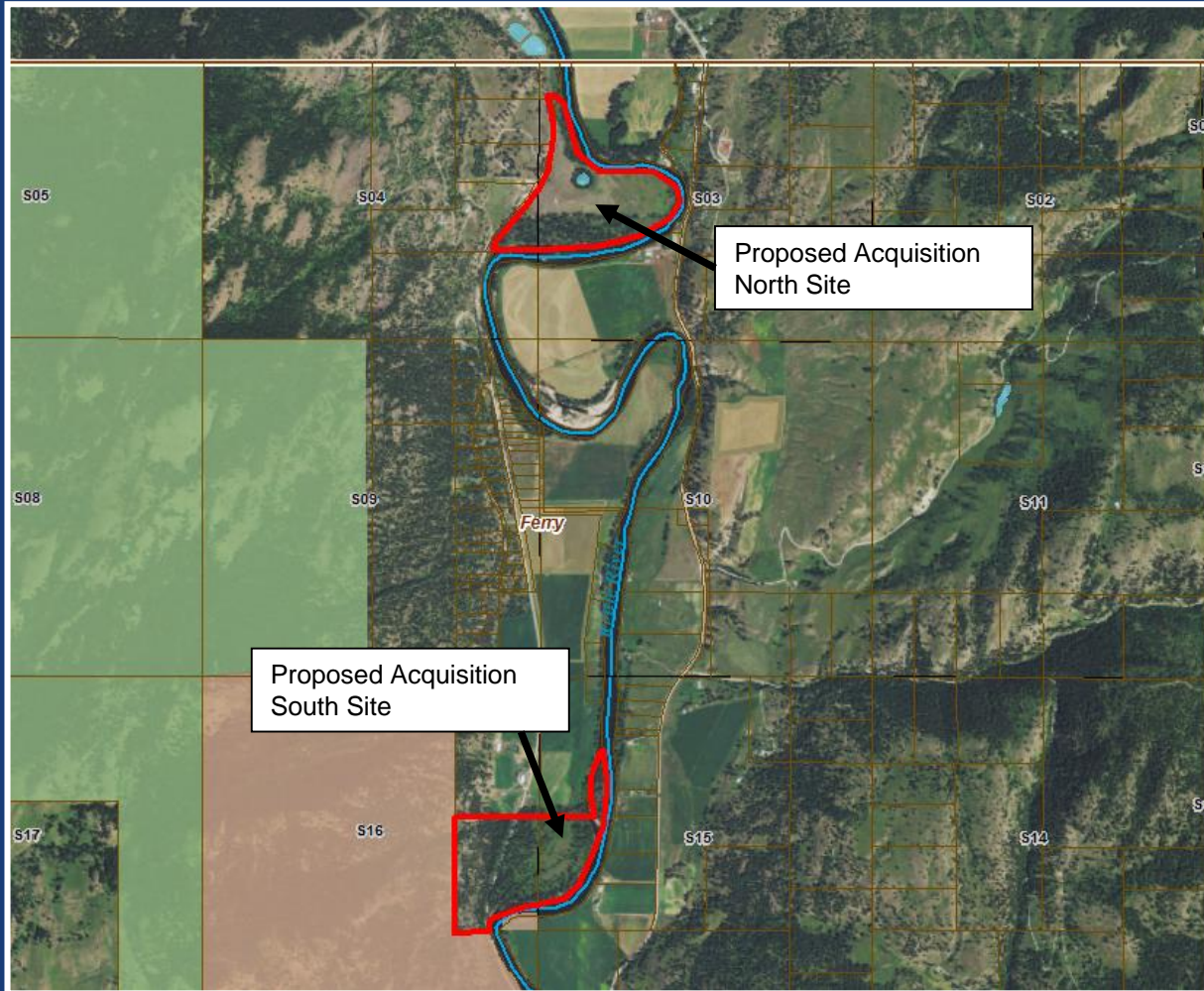
Appraised  
Value  
\$374,000





# Kettle River Access Property

## Ferry County



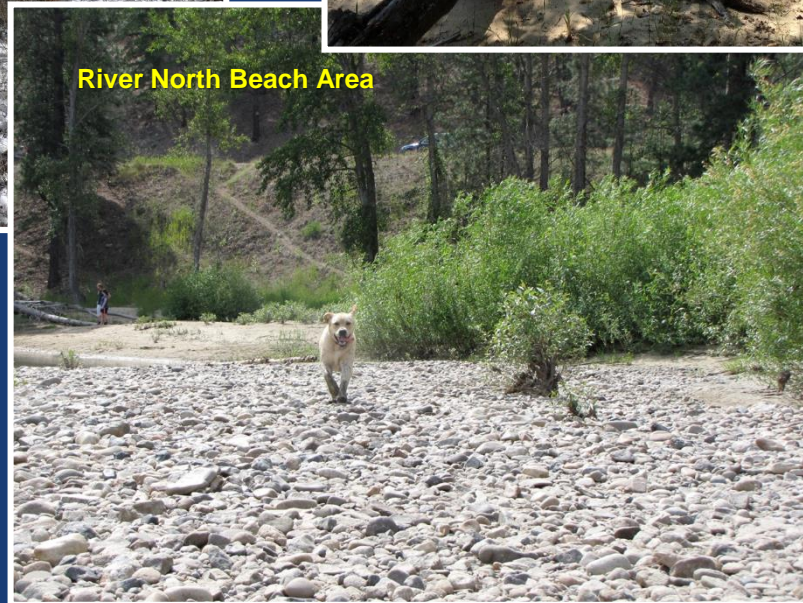
Annual O & M - \$1,495

Annual PILT - \$ 782



# Kettle River Access Property

## Ferry County





# Kettle River Access Property

## North Parcel Development



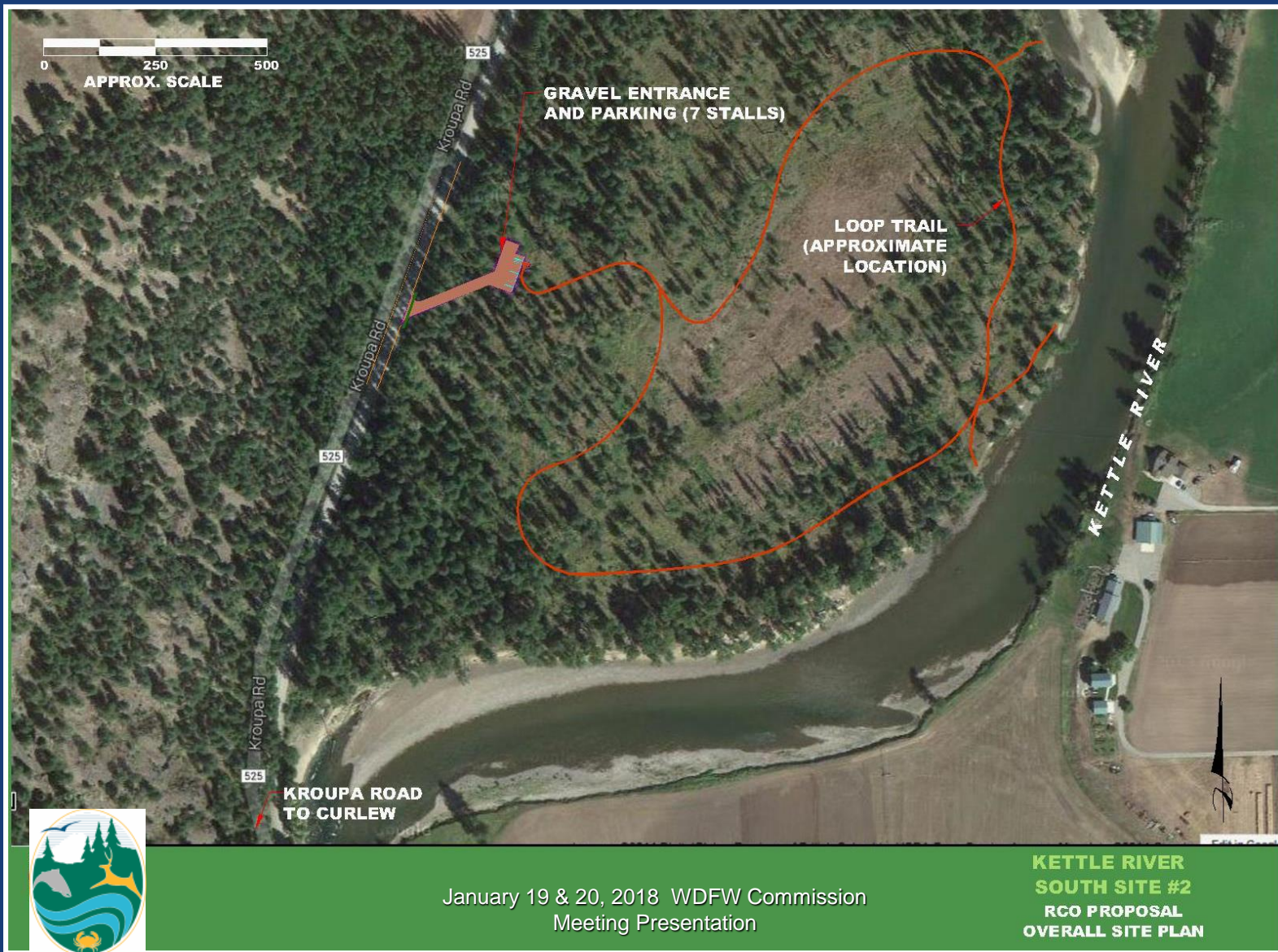
January 19 & 20, 2018 WDFW Commission  
Meeting Presentation

**KETTLE RIVER  
NORTH SITE #1  
RCO PROPOSAL  
OVERALL SITE PLAN**



# Kettle River Access Property

## South Parcel Development



January 19 & 20, 2018 WDFW Commission Meeting Presentation

# PUBLIC COMMENT

## *Land Transactions*

- **January 19<sup>th</sup> & 20th, 2017**